

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL MEMORANDUM

SB 915 – HB 964

April 1, 2013

SUMMARY OF ORIGINAL BILL: Requires locally adopted or enforced development standards, in effect on the date an application for a building permit, preliminary plat, or site plan is submitted to the county or municipal planning commission or local government, to remain the development standards applicable to the development, provided, the application for final approval is made within the vesting period of five years. If development occurs in phases, there shall be a separate vesting period applicable to each phase and the development standards in effect at the time of application for a building permit, preliminary plat, or site plan for the first phase shall remain the standards applicable to all subsequent phases during the vesting period.

FISCAL IMPACT OF ORIGINAL BILL:

Other Fiscal Impact – Due to several unknown factors associated with future property tax assessments, property developments, and property tax collections by local government, a precise fiscal impact cannot be determined; however, the net fiscal impact to local government is estimated to be not significant

SUMMARY OF AMENDMENT (006163): Deletes all language after the enacting clause. Requires locally adopted or enforced development standards, in effect on the date the county or municipal planning commission or local government grants approval of a preliminary plat, site plan, or building permit to remain the development standards applicable to the development during the vesting period; provided final approval of the development is made within the vesting period, which begins on the date of approval and lasts five years. If development occurs in phases, there shall be a separate vesting period applicable to each phase; development standards in effect on the date of approval for the first phase shall remain the standards applicable to all subsequent phases during the vesting period; however the county or municipal planning commission or local government may change the development standards to a particular development under certain conditions.

FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions for the bill as amended:

- This bill as amended will only impact local government.
- It is reasonably assumed this legislation may lead to irregular property development, causing possible decreasing property values, which may result in future decreases in property tax revenue collected by local governments.
- It is equally assumed that this legislation may tend to enhance fluid property development, causing possible increases in property values, which may result in future increases in property tax revenue collected by local government.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise". The signature is fluid and cursive, with the first name "Lucian" written in a larger, more prominent script than the last name "Geise".

Lucian D. Geise, Executive Director

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